

# Community Association Response

January 9, 2024

Circulation Control, Planning and Development  
City of Calgary  
Attn: Setara Zafar, File Manager

RE: LOC2023-0352 212 32 Avenue NE

The above-mentioned application is for a land use change from R-C2 to R-CG. The parcel in question fronts onto 32<sup>nd</sup> Avenue NE, which although designated as Neighbourhood Local in the *North Hill Communities Local Area Plan*, is nonetheless a significant connector route between Edmonton Trail to Centre Street and then farther west to 4<sup>th</sup> Street NW. The nearest bus stop is approximately 290 m distant and well within walking distance although it should be noted that 32<sup>nd</sup> Avenue has a considerable slope rising up to Centre Street. The property has a 75 ft frontage, and therefore lends itself to greater housing density. For these reasons, we do not oppose the land use change application.

We are aware that residents have general concerns about increased density and the impacts that has on the community. For example, travel along 32<sup>nd</sup> Avenue NE does require careful manoeuvring because of the parked cars lining the street. For residents who wish to travel by bicycle or scooter, there is no designated cycling infrastructure in this part of Highland Park nor in Tuxedo Park. The City's pathway map indicates that 32<sup>nd</sup> Avenue NE in Highland Park is a "Busier street shared by people driving and biking." The amount of traffic on 32<sup>nd</sup> Avenue NE and the number of parked cars along it make cycling a hazardous mode of transportation. As the population density increases in the community, then we ask the City to develop and implement cycling infrastructure that enables efficient and safer travel.



We continue to express our overall concerns regarding stormwater management within Highland Park. The property is on the downslope east of Centre Street and is part of the Nose Hill watershed that drains into Nose Creek. We understand that the developer is required to install stormwater management infrastructure on the property to handle the anticipated runoff from the project. Our

concerns in this matter arise from a broader community perspective. The large stormwater dry pond in Tuxedo was recently completed and is situated only 2 blocks to the south. Does it service Highland Park to the north? We also continue to raise questions regarding the state of the city's sanitary sewer and water mains infrastructure. Assurance on the capacities of these pieces of infrastructure to handle the increasing densification within the community as a whole would be welcome information.

The applicant did reach out to contact the Highland Park Community Association in advance of their land use change application. Our previous letter dated December 9 2023 was incorrect in this regard for which we apologize.

If you have any questions, please do not hesitate to contact me at [development@hpca.ca](mailto:development@hpca.ca) or on my cell at 403-390-7705.

Thank you.

D. Jeanne Kimber  
Development Director, Highland Park Community Association